

SOMERSET

LOTS 1 THROUGH 114, INCLUSIVE,
BEING A PLATTING OF PART OF THE SOUTHWEST QUARTER OF
SECTION 26 AND THE SOUTHEAST QUARTER OF SECTION 27, ALL
IN TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH P.M.,
IN DOUGLAS COUNTY, NEBRASKA

RECEIVED
MAY 12 4 13 PM '93
COUNTY CLERK
DOUGLAS COUNTY, NEBRASKA

CASH - 145.00
TYP. - 10.00
FEE - 22.00
TOTAL - 177.00
DATE - 5/12/93

F8#24

SOMERSET



NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE BY UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.)
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. LOTS 1 AND LOTS 10,6 THROUGH 114, INCLUSIVE SHALL NOT HAVE DIRECT ACCESS TO WENNINGHOFF ROAD.

STREET CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	CHORD	LENGTH	DEGREE
1	13°41'31"	290.24'	96.32'	90.77'	19.7069'
2	08°28'40"	695.46'	101.33'	101.42'	8.3580'
3	08°28'40"	695.46'	101.33'	101.42'	8.3580'
4	13°41'31"	500.00'	135.92'	136.25'	11.4592'
5	03°24'54"	2,225.37'	132.64'	132.24'	2.5747'
6	03°14'23"	2,225.37'	306.84'	307.08'	2.5747'
7	03°44'29"	2,225.37'	145.29'	145.31'	2.5747'
8	13°02'08"	653.25'	152.09'	152.11'	8.7099'
9	21°24'03"	150.00'	55.70'	56.03'	38.1972'
10	30°22'09"	425.00'	222.64'	225.27'	13.4814'
11	08°58'09"	425.00'	66.46'	66.53'	13.4814'
12	29°32'19"	425.00'	151.56'	152.33'	13.4814'

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SWSW
NWSW
SESE 26-16-12
SSE 27-16-12

SOMERSET

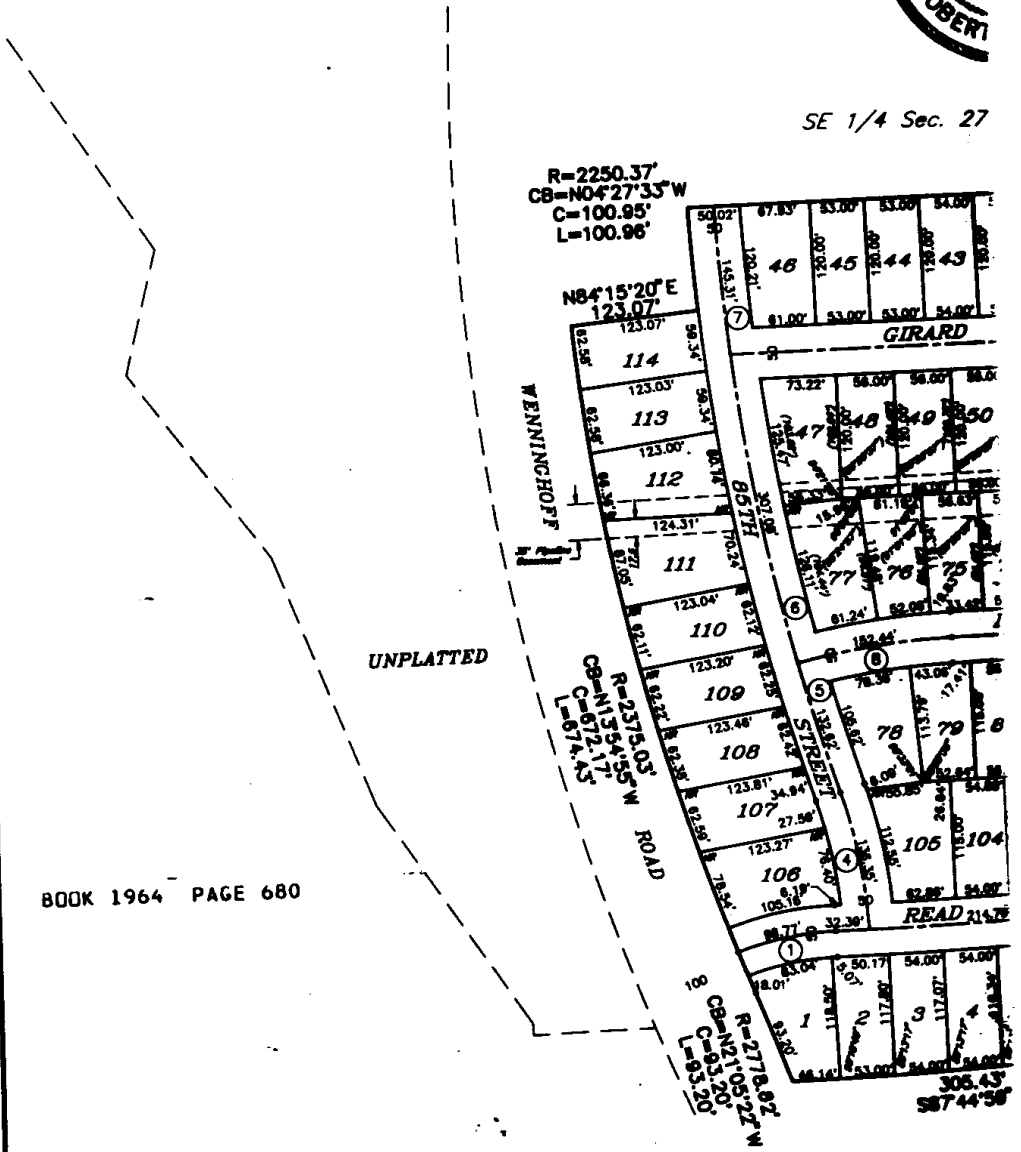
LOTS 1 THROUGH 114, INCLUSIVE,
BEING A PLATTING OF PART OF THE SOUTHWEST QUARTER
SECTION 26 AND THE SOUTHEAST QUARTER OF SECTION 2
IN TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH I
IN DOUGLAS COUNTY, NEBRASKA

RECEIVED
Nov 12 4 13 PM '93
GEORGE J. GULLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

01-60000
1485 BK 1464 R FB 140-DL-346390
TYPE Sub PG 677-680 COMP Y SCANNED
FEE 27.50 OF Sub LEGAL PG. MC — FY —



SE 1/4 Sec. 27



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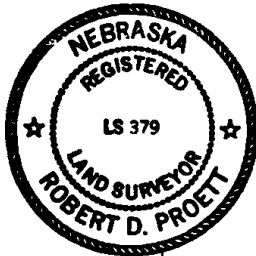
SE 1/4 Sec.

NOTES

LAND SURVEYOR'S CERTIFICATION

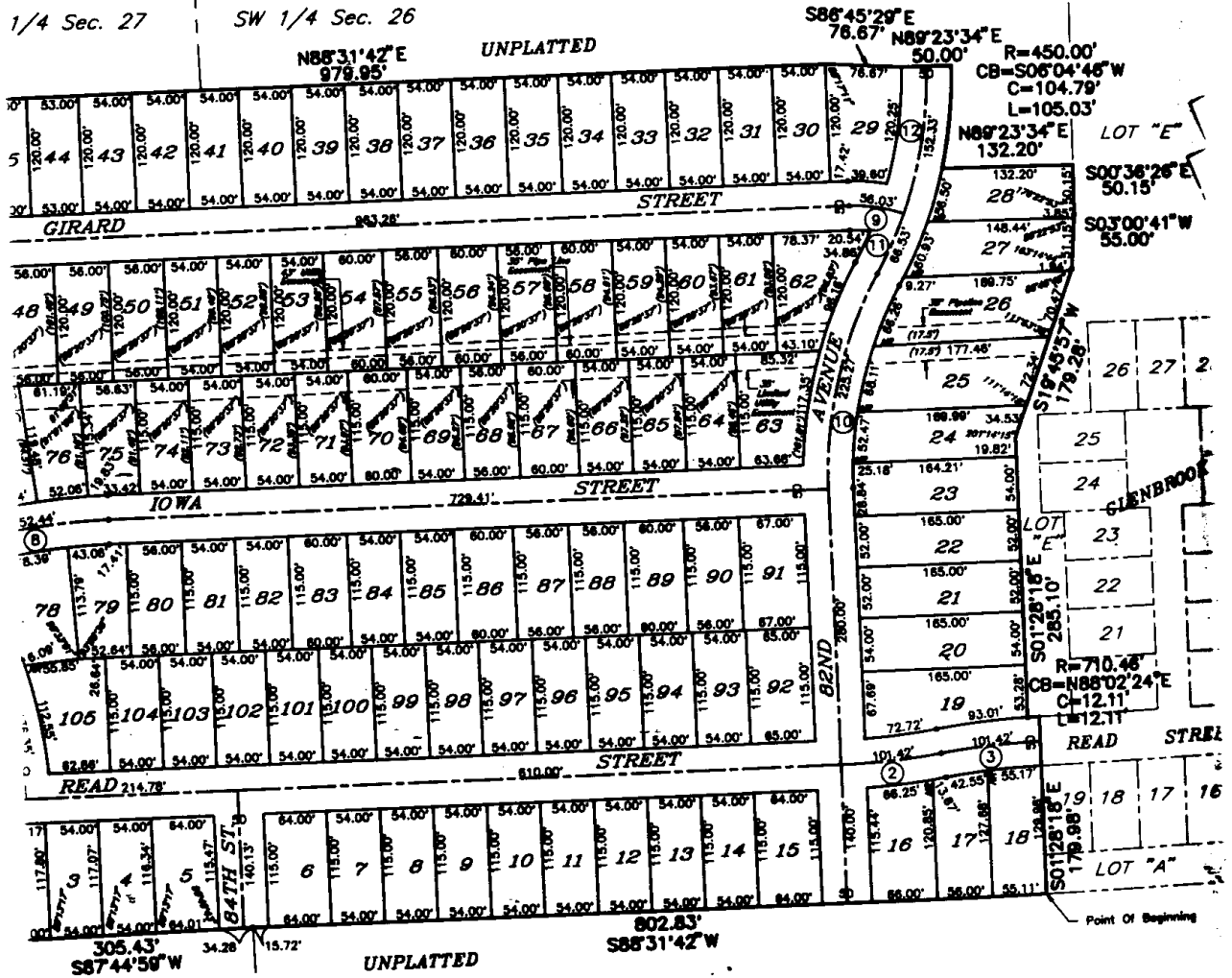
I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that monuments have been placed at all angle points and all ends of all curves on the boundary of the plat and that a bond has been posted with the City of Omaha, Nebraska, to ensure that permanent monuments will be placed at all corners, angle points and ends of curves of all lots and streets, said subdivision to be known as SOMERSET (Lots 1 through 114, inclusive), being a platting of that part of the Southwest Quarter of Section 26 and the Southeast Quarter of Section 27, all in Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, described as follows: Beginning at the southwest corner of Lot "A", GLENBROOK, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska; Thence South 88°31'42" West (assumed bearings) for 802.83 feet along the extended south line of said Lot "A" to the line common to the said SW 1/4 of Section 26 and the said SE 1/4 of Section 27; Thence South 87°44'59" West for 305.43 feet to the east right of way line of Wenninghoff Road; Thence along a curve to the left (having a radius of 2778.82 feet and a long chord bearing North 21°05'22" West for 93.20 feet) for an arc length of 93.20 feet along the said East line of Wenninghoff Road; Thence along a curve to the right (having a radius of 2375.03 feet and a long chord bearing North 13°54'55" West for 672.17 feet) for an arc length of 674.43 feet along the said east right of way line of Wenninghoff Road; Thence radially North 84°15'20" East for 123.07 feet; Thence along a curve to the right (having a radius of 2250.37 feet and a long chord bearing North 04°27'33" West for 100.95 feet) for an arc length of 100.95 feet; Thence North 88°31'42" East for 979.95 feet; Thence South 86°45'29" East for 76.67 feet; Thence North 89°23'34" East for 50.00 feet; Thence along a curve to the right (having a radius of 450.00 feet and a long chord bearing South 06°04'46" West for 104.79 feet) for an arc length of 105.03 feet; Thence North 89°23'34" East for 132.20 feet to the west line of Lot "E", GLENBROOK; Thence South 00°36'26" East for 50.15 feet along the west line of Lot "E", GLENBROOK to an angle point therein; Thence South 03°00'41" West for 55.00 feet along the west line of Lot "E", GLENBROOK to an angle point therein; Thence South 19°45'57" West for 179.28 feet along the west line of Lot "E", GLENBROOK to the north right of way line of Read Street; Thence along a curve to the right (having a radius of 710.46 feet and a long chord bearing North 88°02'24" East for 12.11 feet) for an arc length of 12.11 feet along the said north right of way line of Read Street; Thence radially South 01°28'18" East for 179.98 feet along the west line of Lots 19 and "A", GLENBROOK to the Point of Beginning. Contains 23.59 acres.

ST QUARTER OF SECTION 27, ALL THE 6TH P.M.,



[Signature]
Robert D. Proett, L.S. #379

June 8, 1993
Date



KNOW ALL MEN BY THESE PRESENTS: That we, ROGERS BROS., INC., a Nebraska Corporation, being the sole Owner of the land described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as SOMERSET; and we do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public the streets as shown on the plat. We do further grant a perpetual easement to the Omaha Public Power District and to U.S. West Communications and to any company which has been granted a franchise to provide a Cable Television System in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, crossarms, downguys and anchors, cables, conduits and other related facilities; and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat, and power and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception thereon, over, through, under, and across a five (5') foot wide strip of land abutting all front and side boundary lot lines, except the side boundary lot lines common to Lots 25 and 26 and to Lots 111 and 112; an eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots, except Lots 47 through 77, inclusive, and all exterior lots that are adjacent to presently platted and recorded lots; and a sixteen (16') foot wide strip of land adjoining the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term "exterior lots" is herein defined as those lots forming the outer perimeter of the above-described subdivision. Said sixteen (16') foot wide easement will be reduced to an eight (8') foot wide strip when the adjacent land is surveyed, platted and recorded. We do further grant a perpetual easement to the said above listed utility companies over, through, under and across a forty-three (43') foot wide strip of land as shown hereon over Lots 47 through 77, inclusive, of which the south thirty-five (35') feet shall be limited to utility crossings only (as distinguished from running lengthwise). No utilities will be permitted to run along the existing perpetual pipeline easement in said south thirty-five (35') feet. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and renew, pipelines, hydrants, and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five (5') foot wide strip of land abutting all streets. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above-described easement ways, but the same may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

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ROGERS BROS., INC.
a Nebraska Corporation

By: Michael F. Rogers
Michael F. Rogers, President

By: Joseph P. Rogers
Joseph P. Rogers, Secretary

8, 1993

ACKNOWLEDGEMENTS OF NOTARIES

State of Nebraska }
County of Douglas } SS

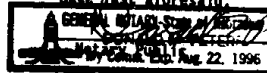
State of Nebraska }
County of Douglas } SS

On this 9 day of June, 1993, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared MICHAEL F. ROGERS, who is personally known to me to be President of Rogers Bros., Inc., a Nebraska Corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

On this 9 day of June, 1993, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared JOSEPH P. ROGERS, who is personally known to me to be Secretary of Rogers Bros., Inc., a Nebraska Corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.

Witness my hand and official seal the date last aforesaid.



COUNTY ENGINEER'S CERTIFICATE

This plat of SOMERSET was reviewed by the Douglas County Engineer's office.

Date June 15, 1993

Ronald L. ...
Douglas County Engineer

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular or special taxes due or delinquent against the land described within the Surveyor's Certificate and embraced in this plat, as shown by the records of this office for the year of 1993.

Date Oct 4, 1993

Luigi Bantano
Douglas County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of SOMERSET (Lots 1 through 114) as to the design standards this 25th day of June, 1993.

Ray P. ...
City Engineer

CITY ENGINEER OF OMAHA CERTIFICATE

I HEREBY CERTIFY that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

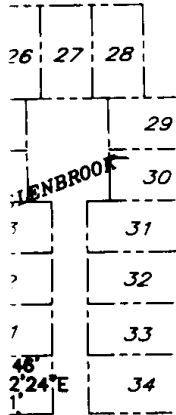
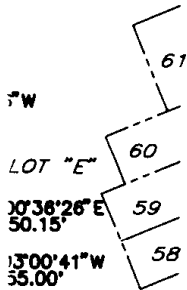
Date NOVEMBER 12, 1993

Michael DeSch
City Engineer

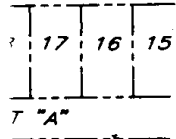
APPROVAL OF CITY PLANNING BOARD

This plat of SOMERSET was approved by the City Planning Board of the City of Omaha this 7th day of July, 1993.

Kathleen ...



STREET

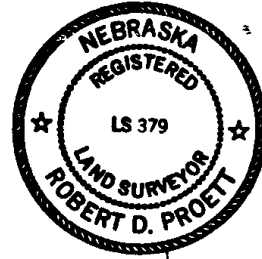


Of Beginning

SUMMERSET

LOTS 1 THROUGH 114, INCLUSIVE,
BEING A PLATTING OF PART OF THE SOUTHWEST QUARTER OF
SECTION 26 AND THE SOUTHEAST QUARTER OF SECTION 27, ALL
IN TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH P.M.,
IN DOUGLAS COUNTY, NEBRASKA

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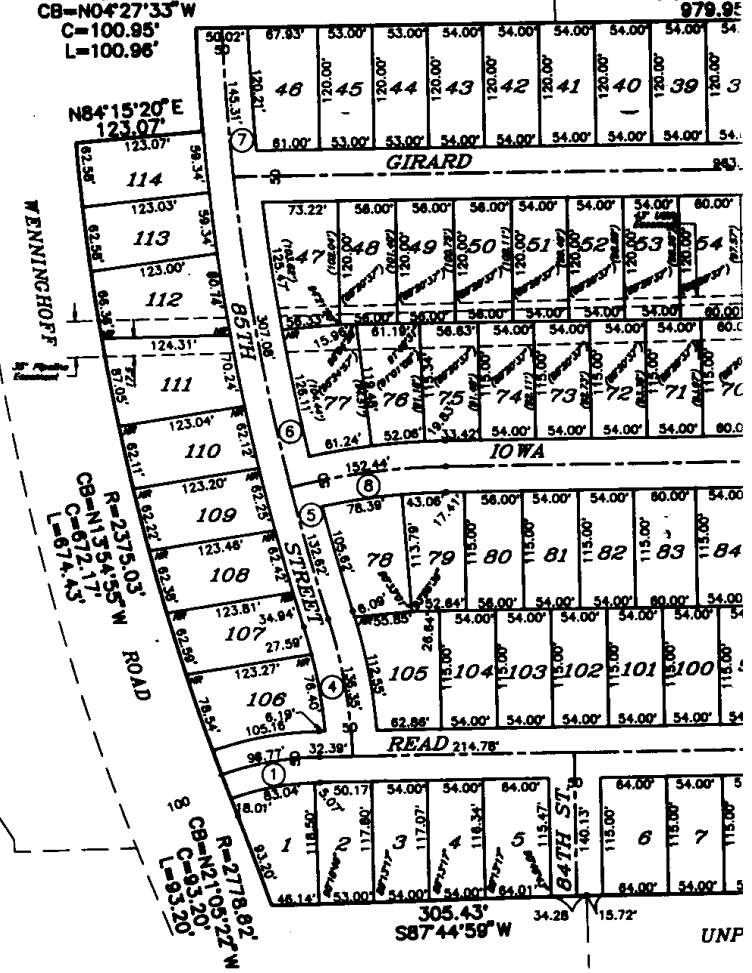
Robert D. Proett

SE 1/4 Sec. 27

SW 1/4 Sec.

R=2250.37'
CB=N04°27'33"W
C=100.95'
L=100.96'

N88°31'4
979.95'

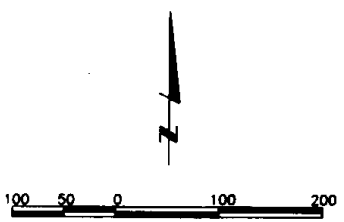


UNPLATTED

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SE 1/4 Sec. 27

SW 1/4 Sec.



NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. LOTS 1 AND LOTS 106 THROUGH 114, INCLUSIVE SHALL NOT HAVE DIRECT ACCESS TO WENNINGHOFF ROAD.

CURVE	DELTA	B
1	15°04'12"	2
2	08°29'48"	6
3	08°28'48"	6
4	15°37'27"	5
5	03°24'52"	2, 2
6	07°54'23"	2, 2
7	03°44'29"	2, 2
8	13°22'08"	6
9	21°24'03"	1
10	30°22'09"	4
11	08°58'07"	4
12	20°32'10"	4

recorded in Douglas County, Nebraska; Thence South 88°31'42" West (assumed bearings) for 802.83 feet along the extended south line of said Lot "A" to the line common to the said SW 1/4 of Section 26 and the said SE 1/4 of Section 27; Thence South 87°44'59" West for 305.43 feet to the east right of way line of Wenninghoff Road; Thence along a curve to the left (having a radius of 2778.82 feet and a long chord bearing North 21°05'22" West for 93.20 feet) for an arc length of 93.20 feet along the said East line of Wenninghoff Road; Thence curve to the right (having a radius of 2375.03 feet and a long chord bearing North 13°54'55" West for 672.17 feet) for an arc length of 674.43 feet along the said east right of way line of Wenninghoff Road; Thence along a curve to the right (having a radius of 2375.03 feet and a long chord bearing North 13°54'55" West for 672.17 feet) for an arc length of 674.43 feet along the said east right of way line of Wenninghoff Road; Thence along a curve to the right (having a radius of 2250.37 feet and a long chord bearing North 04°27'33" West for 100.95 feet) for an arc length of 100.95 feet; Thence North 88°31'42" East for 979.95 feet; Thence South 86°45'29" East for 76.67 feet; Thence North 89°23'34" East for 50.00 feet; Thence along a curve to the right (having a radius of 450.00 feet and a long chord bearing South 06°04'46" West for 104.79 feet) for an arc length of 105.03 feet; Thence North 89°23'34" East for 50.15 feet; Thence South 00°36'26" East for 50.15 feet along the west line of Lot "E", GLENBROOK to an angle point therein; Thence South 03°00'41" West for 55.00 feet along the west line of Lot "E", GLENBROOK to an angle point therein; Thence South 19°45'57" West for 179.28 feet along the west line of Lot "E", GLENBROOK to an angle point therein; Thence South 01°28'18" East for 285.10 feet along the west line of Lot "E", GLENBROOK to the north right of way line of Read Street; Thence along a curve to the right (having a radius of 710.46 feet and a long chord bearing North 88°02'24" East for 12.11 feet) for an arc length of 12.11 feet along the said north right of way line of Read Street; Thence radially South 01°28'18" East for 179.98 feet along the west line of Lots 19 and "A", GLENBROOK to the Point of Beginning. Contains 23.59 acres.

OF ALL

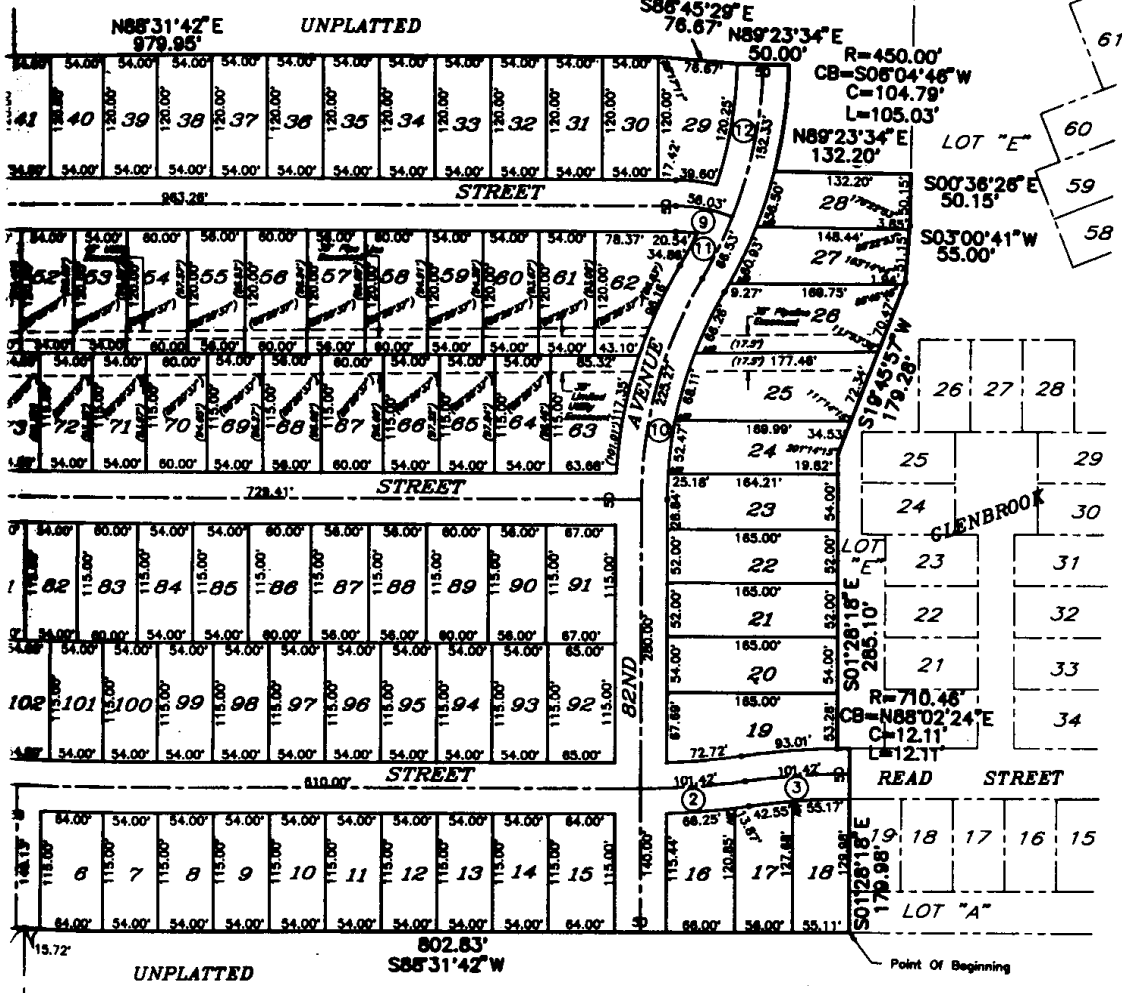


Robert D. Proett
Robert D. Proett, L.S. #379

June 8, 1993
Date

ROGER:
a Neb:
By: *M*

SW 1/4 Sec. 26



SW 1/4 Sec. 26

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STREET CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	CHORD	LENGTH	DEGREE
1	19°04'12"	290.74'	96.32'	96.77'	19.7069°
2	08°28'40"	685.46'	101.33'	101.42'	8.3567°
3	08°28'40"	685.46'	101.33'	101.42'	8.3567°
4	19°37'27"	500.00'	135.92'	136.35'	11.4592°
5	03°24'52"	2,225.37'	132.60'	132.62'	2.5747°
6	07°54'23"	2,225.37'	306.84'	307.08'	2.5747°
7	03°44'29"	2,225.37'	145.29'	145.31'	2.5747°
8	13°22'08"	653.32'	152.09'	152.44'	8.7089°
9	21°24'03"	190.00'	58.70'	58.83'	30.1972°
10	30°22'09"	425.00'	222.64'	225.27'	13.4084°
11	08°58'01"	425.00'	66.48'	66.53'	13.4084°
12	20°32'18"	425.00'	151.52'	152.23'	13.4084°

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boundary lot lines common to Lots 23 and 24 and to Lots 111 and 112; an eight (8) foot wide strip of land adjoining the rear boundary lines of all interior lots, except Lots 47 through 77, inclusive, and all exterior lots that are adjacent to presently platted and recorded lots; and a sixteen (16) foot wide strip of land adjoining the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term "exterior lots" is herein defined as those lots forming the outer perimeter of the above-described subdivision. Said sixteen (16) foot wide easement will be reduced to an eight (8) foot wide strip when the adjacent land is surveyed, platted and recorded. We do further grant a perpetual easement to the said above listed utility companies over, through, under and across a forty-three (43) foot wide strip of land as shown hereon over Lots 47 through 77, inclusive, of which the south thirty-five (35) feet shall be limited to utility crossings only (as distinguished from running lengthwise). No utilities will be permitted to run along the existing perpetual pipeline easement in said south thirty-five (35) feet. We do further grant a perpetual easement to the Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and renew, pipelines, hydrants, and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five (5) foot wide strip of land abutting all streets. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the above-described easement ways, but the same may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

ROGERS BROS., INC.
a Nebraska Corporation

By: Michael F. Rogers
Michael F. Rogers, President

By: Joseph P. Rogers
Joseph P. Rogers, Secretary

ACKNOWLEDGEMENTS OF NOTARIES

State of Nebraska }
County of Douglas } SS

On this 9 day of June, 1993, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared MICHAEL F. ROGERS, who is personally known to me to be President of Rogers Bros., Inc., a Nebraska Corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.
Donald M. Peters
Notary Public

State of Nebraska }
County of Douglas } SS

On this 9 day of June, 1993, A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared JOSEPH P. ROGERS, who is personally known to me to be Secretary of Rogers Bros., Inc., a Nebraska Corporation, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed as such Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.
Donald M. Peters
Notary Public

COUNTY ENGINEER'S CERTIFICATE

This plat of SOMERSET was reviewed by the Douglas County Engineer's office.

Date June 15, 1993

Ronald J. ...
Douglas County Engineer



COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat, as shown by the records of this office, of June, 1993.

Date Oct 4, 1993

Joseph P. Rogers
Douglas County Treasurer



APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of SOMERSET (Lots 1 through 114) as to the design standards this 25th day of June, 1993.

BOOK 1964 PAGE 682

Ray P. ...
City Engineer

CITY ENGINEER OF OMAHA CERTIFICATE

I HEREBY CERTIFY that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

Date NOVEMBER 12, 1993

Michael A. DeSch
City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of SOMERSET was approved by the City Planning Board of the City of Omaha this 7th day of July, 1993.

Kathleen ...
Chairman, City Planning Board

APPROVAL OF OMAHA CITY COUNCIL

This plat of SOMERSET was approved and accepted by the City Council of Omaha on this 31st day of August, 1993.

President ...

Deputy City Clerk ...

Mayor ...

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- design RDP
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- rev
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